



# PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members

JESSE G. ALVAREZ

LEE BRAND, Vice Chair

JEFFREY HARRINGTON

HAL KISSLER

CYNTHIA STERLING

CHARLES VANG

Planning and Development

Director/Secretary

NICK P. YOVINO

Deputy City Attorney

MICHAEL SLATER

*The Planning Commission welcomes you to this meeting.*

August 21, 2002

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

I. **ROLL CALL**

II. **PLEDGE OF ALLEGIANCE**

III. **PROCEDURES**

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will

have the right to a final rebuttal presentation prior to closing the public hearing.

**IV. AGENDA APPROVAL**

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

**V. CONSENT CALENDAR**

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

**A. Minutes**

**B. Communications**

1. Consider approval of a one-year extension of time for the filing of a final map of Vesting Tentative Tract No. 4598, and related extension request for Zone District Amendment (Rezoning Application No. R-93-10), filed by Fresno 72, located on the southeast corner of East Butler and South Armstrong Avenues.
2. Consider approval of a one-year extension of time for the filing of a final map of Vesting Tentative Tract No. 4682, and related extension request for Zone District Amendment (Rezoning Application No. R-95-32), filed by Sunnyside Investment Group, located on the south side of East Church Avenue between South Peach and South Minnewawa Avenues.

**C. Entitlements**

**VI. REPORTS BY COMMISSIONERS**

**VII. CONTINUED MATTERS**

- A. Consideration of Draft 2025 Fresno General Plan and Environmental Impact Report No. 10130. **(Continued from meeting of August 17, 2002.)**

**VII. CONTINUED MATTERS – (Continued)**

- B. Consideration of Text Amendment No. TA-02-01 which proposes an amendment to the Fresno Municipal Code (Zoning Ordinance) to streamline the rezone process and to make minor changes to various sections of the Code for clarification purposes. **(Continued from meeting of August 7, 2002.)**
1. Environmental Assessment No. TA-02-01 resulted in the issuance of a finding of no possibility of significant adverse effect by staff.
  2. Proposed Zoning Ordinance Text Amendment.
    - Citywide
    - Staff Member: David Stiglich
    - Staff Recommendation: Approve
    - Will be considered by City Council

**VIII. NEW MATTERS**

- A. Consideration of an appeal of the Planning and Development Director's approval of Conditional Use Permit Application No. C-02-095 and environmental findings, filed by Cingular Wireless, for 600 square feet located at 678 East Shaw Avenue relating to the development of a wireless unmanned telecommunications transceiver facility that will include a 70 foot high monopole with attached antennas, and electrical equipment cabinets at the base of the monopole.
1. Environmental Assessment No. C-02-095, determination of categorical exemption.
  2. Conditional Use Permit Application No. C-02-095, as described above.
    - Hoover Community Plan Area
    - Council District 4 (Councilmember Castillo)
    - Staff Member: Robert Logan
    - Staff Recommendation: Deny appeal, approve project
    - May be considered by City Council
- B. Consideration of an appeal of the Planning and Development Director's approval of Variance Application No. V-02-009 and environmental findings, filed by Wilson Homes, for 0.50 acres of real property located at 498 West Bluff Avenue relating to the installation of a 5 foot high wrought iron fence within a 25 foot front yard building setback area, on a residential parcel.
1. Environmental Assessment No. V-02-009, determination of categorical exemption.
  2. Variance Application No. V-02-009, as described above.
    - Bullard Community Plan Area
    - Council District 2 (Councilmember Calhoun)
    - Staff Member: Robert Logan

- Staff Recommendation: Deny appeal, approve project
- May be considered by City Council

**IX. REPORT FROM SECRETARY**

**X. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XI. ADJOURNMENT**